011.0	0005	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,135,600	/	1,135,600
USE VALUE:	1,135,600	/	1,135,600
ASSESSED:	1,135,600	/	1,135,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		LOMBARD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRADLEY WILLIAM F
Owner 2:	ALBERT RACHEL N
Owner 3:	
Street 1:	19 LOMBARD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZERIGIAN ALAN -
Owner 2:	-
Street 1:	19 LOMBARD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2884 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6750.000	572,000	3,400	560,200	1,135,600
Total Card	0.155	572,000	3,400	560,200	1,135,600
Total Parcel	0.155	572,000	3,400	560,200	1,135,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.71 /Parcel: 393.71

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	9109
GIS Ref	
GIS Ref	
Insp Date	02/17/18

!1028!

PREVIOUS ASSESSMENT

Parcel ID: 011.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	572,000	3400	6,750.	560,200	1,135,600		Year end	12/23/2021
2021	101	FV	555,000	3400	6,750.	560,200	1,118,600		Year End Roll	12/10/2020
2020	101	FV	506,200	3400	6,750.	560,300	1,069,900	1,069,900	Year End Roll	12/18/2019
2019	101	FV	383,900	3400	6,750.	591,400	978,700	978,700	Year End Roll	1/3/2019
2018	101	FV	383,900	3400	6,750.	435,800	823,100	823,100	Year End Roll	12/20/2017
2017	101	FV	383,900	3400	6,750.	417,100	804,400	804,400	Year End Roll	1/3/2017
2016	101	FV	383,900	3400	6,750.	386,000	773,300	773,300	Year End	1/4/2016
2015	101	FV	374,800	3400	6,750.	323,700	701,900	701,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:23:22

LAST REV

Date	Time
05/27/20	09:42:37
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1028

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZERIGIAN ALAN,	56926-301		5/31/2011	Change>Sale	645,000	No	No		
ZERIGIAN EVELY	56354-453		1/26/2011	Family	1	No	No		Evelyn Zerigian dod 4/5/2011
	13286-283		9/1/1977		45,000	No	No		Y

USER DEFINED

Prior Id # 1:	9109
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1799	Redo Kit	62,000	C				
4/14/2017	420	Solar Pa	2,500	C				
12/10/2013	1795	Redo Bat	13,500	C				
9/2/2011	1078	Heat App	18,000					NEW HTG & A/C SYST
8/2/2011	783	Add Bath	40,500					NEW MBATH&REDO BMT
6/14/2011	582	Heat App	19,500					STRUCTURAL/INSULAT
5/13/2009	340	Siding	2,300					
9/10/2002	743	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	Permit Visit	DGM	D Mann
2/17/2018	MEAS&NOTICE	KB	Kevin B
5/15/2014	External Ins	PC	PHIL C
2/4/2014	Info Fm Prmt	EMK	Ellen K
6/1/2012	Measured	JBS	JOHN S
4/17/2012	Info Fm Prmt	BR	B Rossignol
5/14/2009	Measured	372	PATRIOT
11/11/2008	Meas/Inspect	336	PATRIOT
10/25/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6750		Sq. Ft.	Site		0	90.	0.92	10									560,249						560,200	

Total AC/HA:	0.15496	Total SF/SM:	6750	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	560,249	Spl Credit		Total:	560,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.16644001
Const Adj.:	1.01989794
Adj $ / SQ:	154.654
Other Features:	109791
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641215
Depreciation:	69251
Depreciated Total:	571964

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

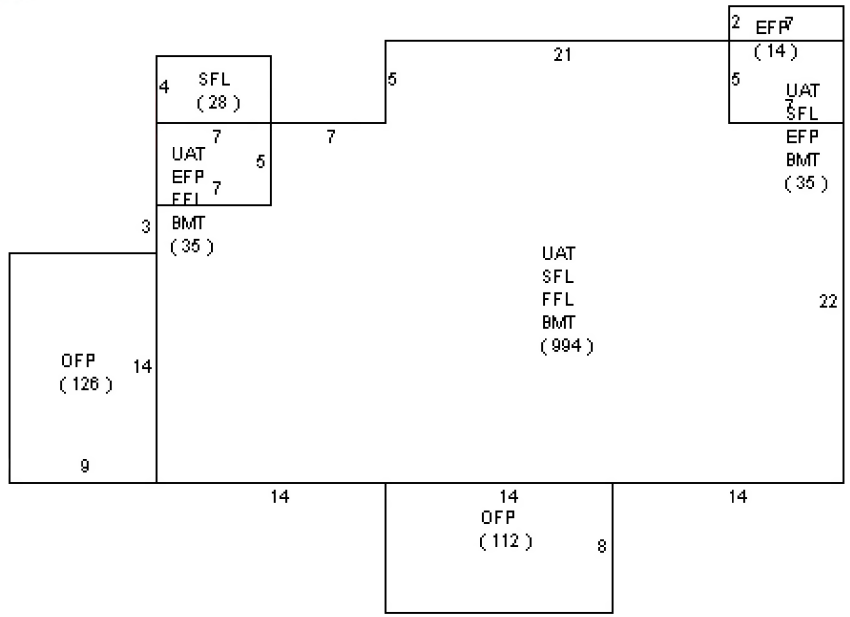
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	187.13
Special Features:	0	Val/Su Net:	155.22
Final Total:	572000	Val/Su SzAd	281.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,064	72.490	77,134
FFL	First Floor	1,029	154.650	159,139
SFL	Second Floor	1,004	154.650	155,296
UAT	Upper Attic	266	66.810	17,772
OFP	Open Porch	238	23.900	5,688
EFP	Enclos Porch	84	60.820	5,109
	Net Sketched Area:	3,685	Total:	420,138
Size Ad	2033.1499	Gross Area	4536	FinArea 2884

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	75	A	
SFL	95				
UAT	100	FLA	20	F	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400

More: N | Total Yard Items: 3,400 | Total Special Featues: | Total: 3,400

PARCEL ID

011.0-0005-0003.0

IMAGE

AssessPro Patriot Properties, Inc